

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086580 2 PG(S)

6/24/2026 4:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512149

CONSIDERATION: \$340,000.00

DOC TAX: \$2,380.00

RECORD: \$18.50

PARCEL ID NO.: 2025-13-1027

Doc Stamp-Deed: \$2,380.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 24th day of June 2026, by and between **WILLIAM C. SHAYNE and CLAUDIA ANNE SHAYNE FERGUSON**, hereinafter referred to as Grantor, whose post office address is 14 South Ferris Street, Irvington, NY 10533, and **LAURENCE C. BRADFORD and DANA BRADFORD, husband and wife**, hereinafter referred to as Grantee, whose post office address is 13622 Upper Corners Road, Hesston, PA 16647.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Condominium Unit No. 1212, BROADWAY PROMENADE, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2007099056, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

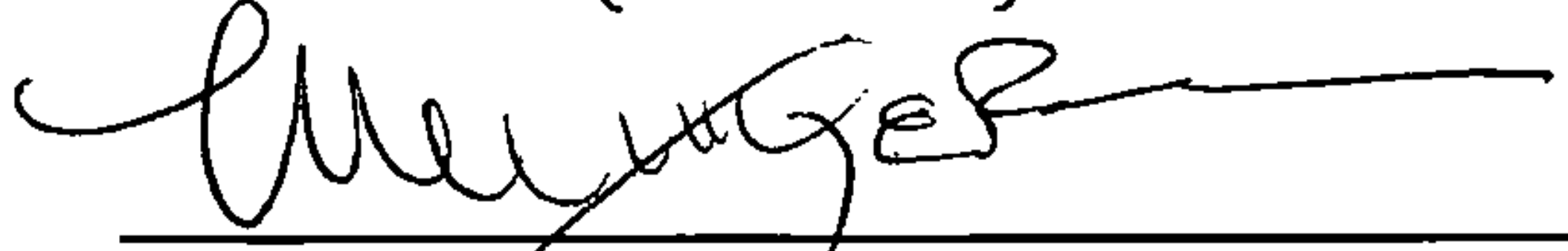
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

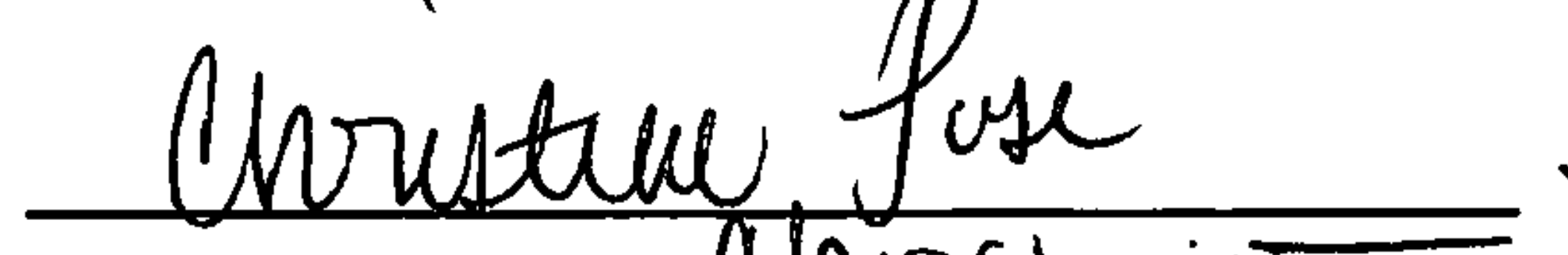
Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):


Witness Name: marianne lePore

Witness Address: 22 LeRoy Ave
Tarrytown NY 10591


Witness Name: Christine Tosi

Witness Address: 231 Marietta Ave
~~251 Marietta Hawthorne~~, NY 10532

William C Shayne as POA
WILLIAM C. SHAYNE by CLAUDIA
ANNE SHAYNE FERGUSON, as his
Attorney-In-Fact

Claudia Anne Shayne Ferguson
CLAUDIA ANNE SHAYNE FERGUSON

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of June 2026 by WILLIAM C. SHAYNE by CLAUDIA ANNE SHAYNE FERGUSON, as his Attorney-In-Fact, and CLAUDIA ANNE SHAYNE FERGUSON, who are personally known to me or who have produced US Passports as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

CHRISTINE TOSI
Notary Public, State of New York
Qualified in Westchester County
Reg. No. 01TO0046883
My Commission Expires Feb. 19, 2030


Signature of Notary Public
Christine Tosi
Print Name of Notary Public

I am a Notary Public of the State of
New York, and my commission expires
on 2/19/2030